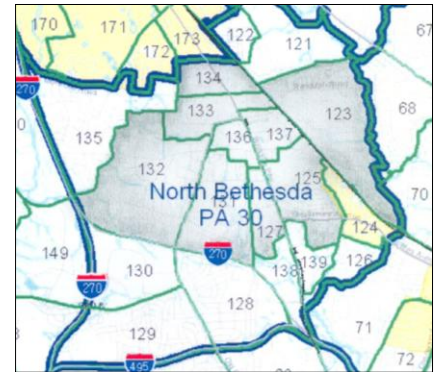


## Demographic Profile of White Flint & Vicinity

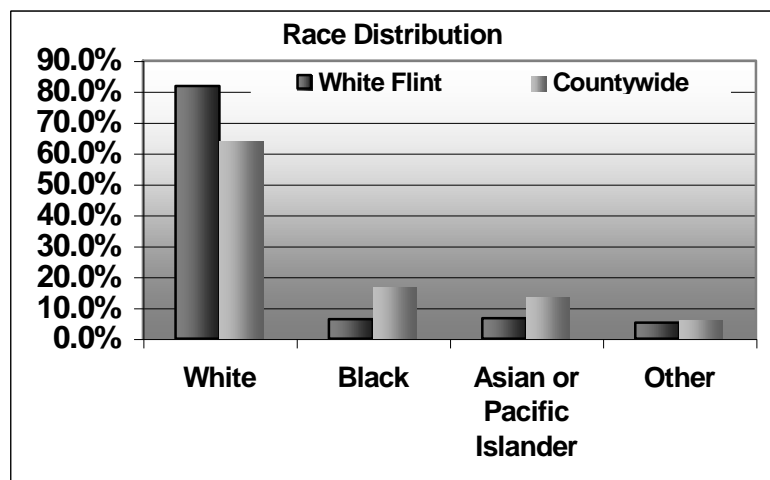
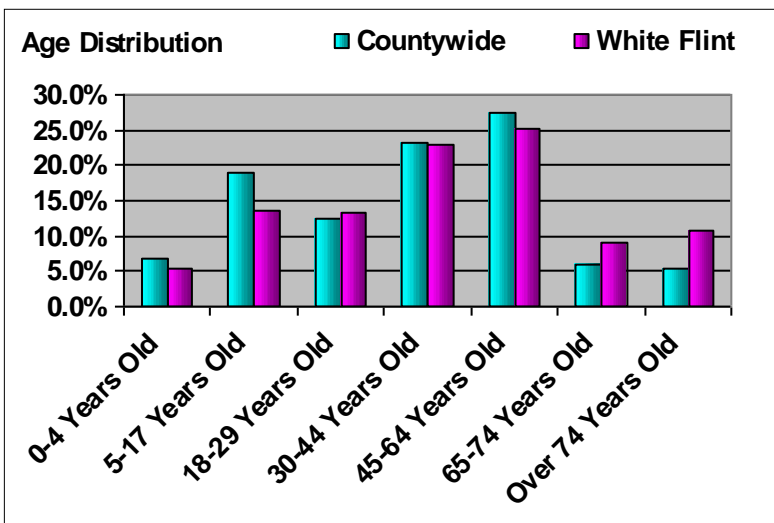
White Flint & Vicinity is part of the North Bethesda Planning Area (PA) 30, and it comprises the community analysis zones 123, 125, 131-134, 136 and 137, as depicted by the gray shaded area below.

Based on the demographic profile derived from the recent Montgomery County 2005 Census Update Survey (M-NCPPC), the approximately 18,720 residents of White Flint & Vicinity can be described generally as older, less diverse, wealthier, more highly educated, more likely to rent a unit in a multifamily building, more likely to work in Washington, and more likely to be living alone than residents countywide. The area is defined by its multifamily housing that is characteristically atypical of garden and high-rise households found elsewhere in the County. Not only is the area disproportionately multi-family, but also the households in these structures are very different than what is typically associated with garden and high-rise households.

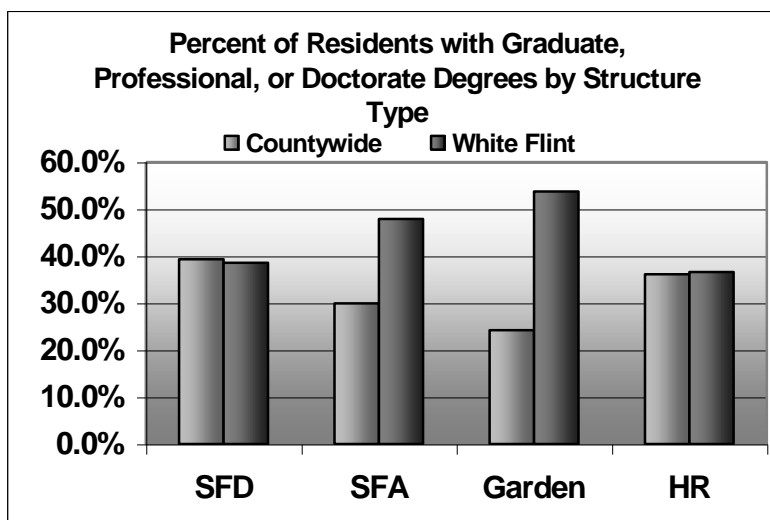


White Flint & Vicinity

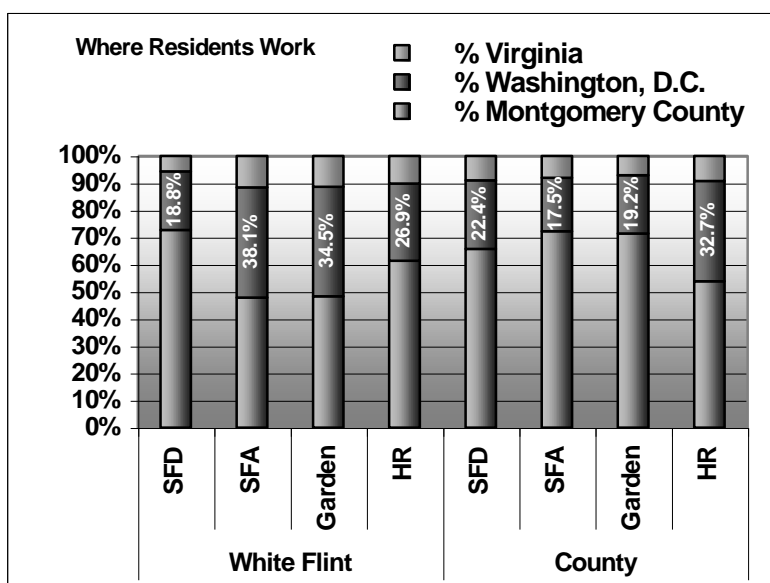
- About one-fifth of the area's population is age 65 and older which is a substantially higher percentage than what is found in the overall County's population (11.2%). As may be expected, school age children at 13.3% are underrepresented in the population compared to the 19.1% share at the County level.
- White Flint with 73% of its population being non-Hispanic White is less diverse than the rest of the County at 56%. The percentages of Black/African American (6.3%) and Asian and Pacific Island (6.6%) groups in the area are less than half of what is found countywide, 16.6% and 13.4%, respectively. The percentage of the area's Hispanics or Latinos at 13.5% is comparable to the percentage across the County. White Flint's racial distribution reflects the high percentage of elderly living in the area who are predominately non-Hispanic White.



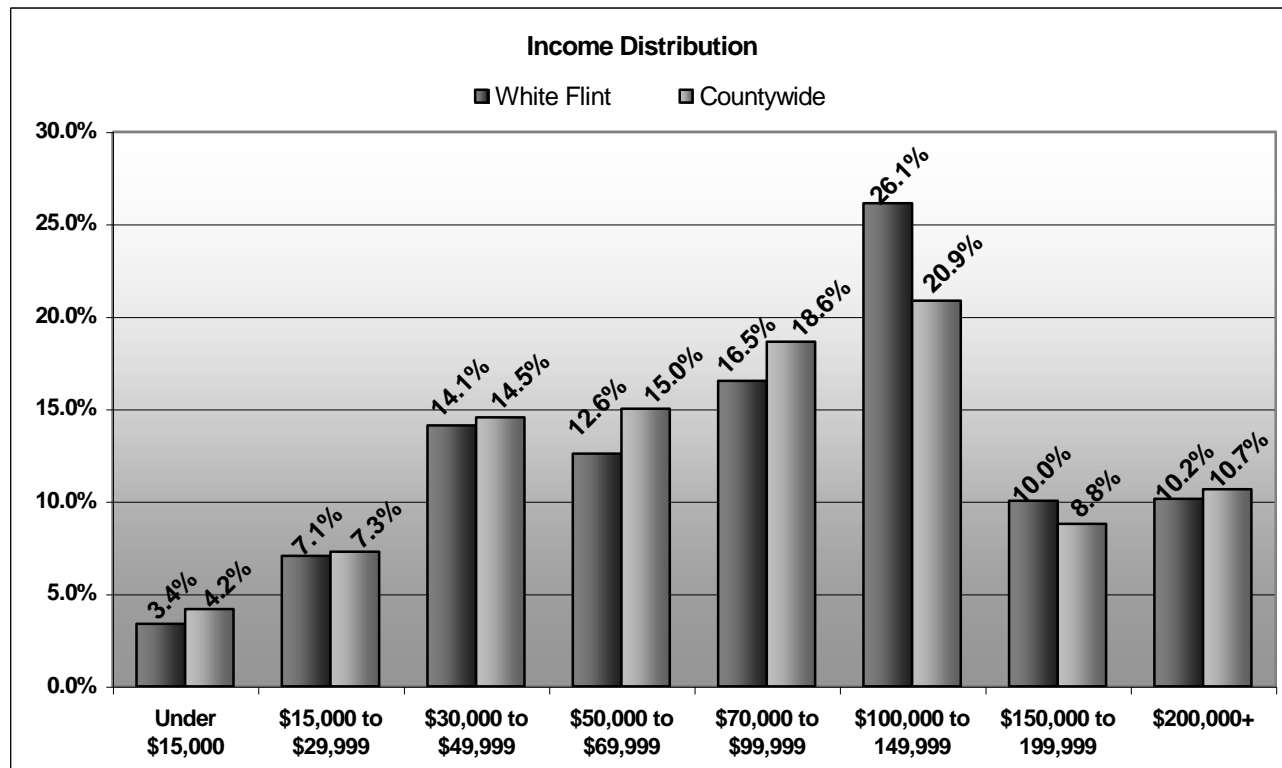
- White Flint's residents are an extremely well educated group in a county that nationally ranks in the top 6 counties for educational attainment. About 70% of adults ages 25 and older have at least a Bachelor's degree compared to the County at 64%. Notably, area residents living in garden apartments are more than twice as likely to hold a graduate, professional, or doctoral degree than what is commonly found countywide (54% of area residents versus 24% in garden apartments countywide).



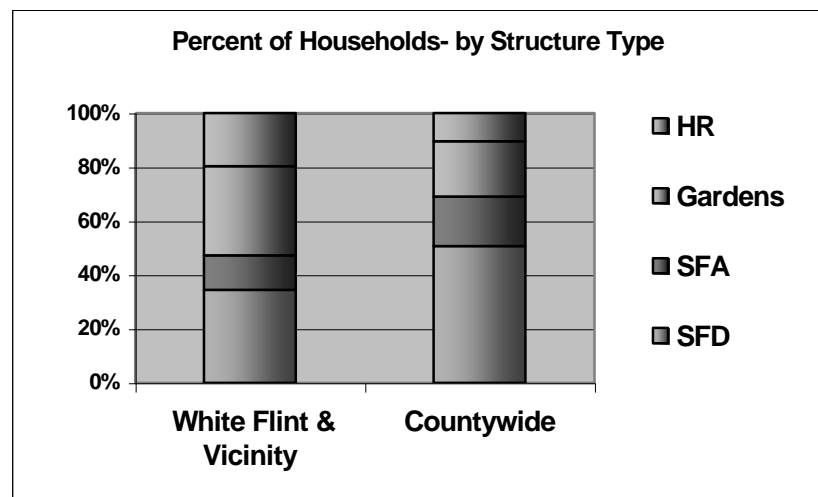
- The majority (52%) of employed residents in the area lives and works in Montgomery County. And with the area's proximity to Washington, D.C. and nearby public transit, a higher percentage of employed White Flint residents work in the District of Columbia (28% versus 22% countywide) and a higher percentage of the area's workers commute by public transit (20% versus 16% countywide). A higher percentage of White Flint residents who live in single-family attached (SFA) homes or in garden apartments work in Washington, DC, than countywide. In fact, approximately twice as many White Flint residents of garden apartments work in Washington, DC, than do residents of garden apartments, countywide.



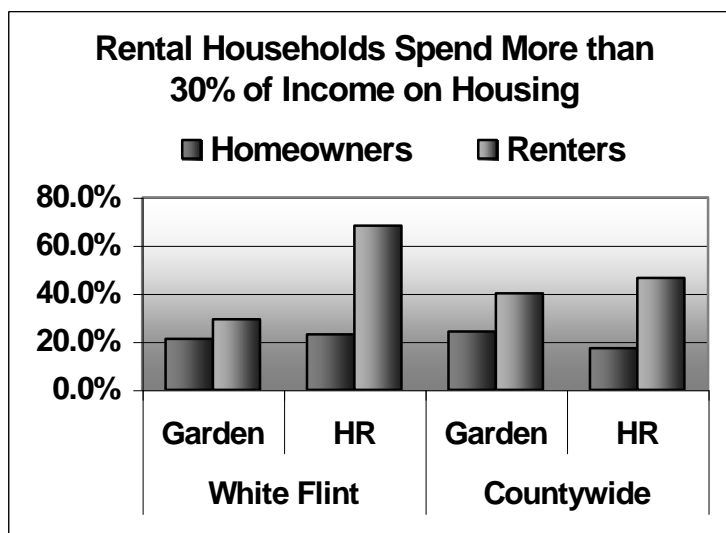
- In 2004, the median household income in White Flint at \$95,040 was higher than for households countywide (\$83,880). Nearly half of the households in White Flint earned more than \$100,000 in 2004. A striking difference in the area's income is associated with housing type where households in townhouses and garden apartments have incredibly high incomes compared to the respective County median income estimates. The 2004 median household income for residents in White Flint's townhouses is \$137,000 compared to \$79,800 countywide and the area's garden apartment median income is \$79,080 versus \$46,660.



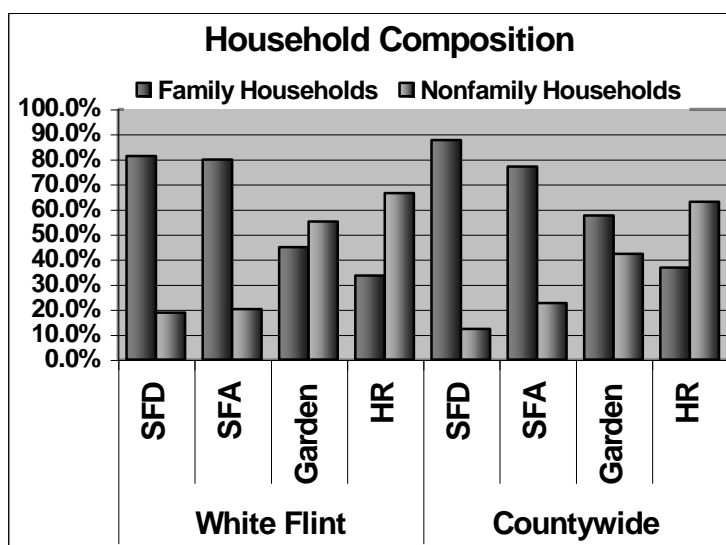
- There are approximately 9,000 households in the White Flint area according to the 2005 Census Update Survey. With multi-family units characterizing more than one-half of the households in the White Flint area, the proportion of housing types is very different from what is found at the County level. Garden apartments and single-family detached houses each comprise about one-third of the housing types as contrasted to the County level where one-half of the County's housing is single-family detached and one-fifth is garden apartments.



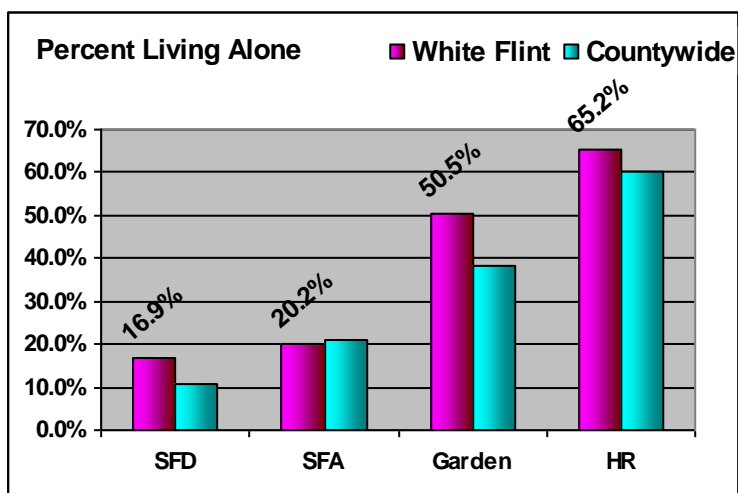
- Of the approximately 1,755 high-rise households living in White Flint, about 61% are rental units. An estimated 68% of these rental households spend more than 30% of their household income on housing costs, compared to nearly 47% of high-rise renters countywide. Close to half (44%) of the area's 2,945 garden apartments are owner-occupied condominiums. In White Flint, nearly 30% of households renting garden apartments spend more than 30% of their income on housing, compared to over 40% of the households, countywide, who rent garden apartments.



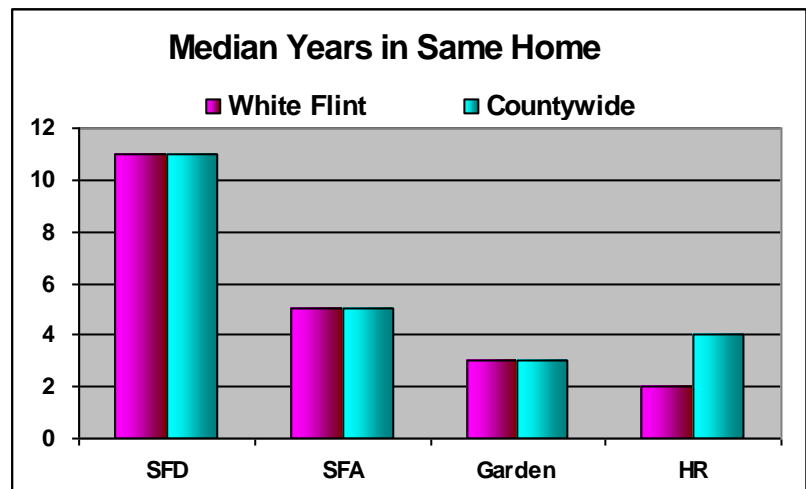
- White Flint has a larger percentage (40%) of “non-family” households than the County, overall (26%). One-half of the area's households are married-couples compared to 62% of households countywide. Household composition in the area varies by structure type when compared to the County as a whole. In contrast, White Flint has a lower percentage of married-couples living in single-family detached houses (71% versus 79%) while townhouses attract a much higher percentage of married-couples (72% versus 60%). Non-family households occupy the majority (55%) of garden apartments in White Flint compared to 42% at the County level.



- White Flint has a larger percentage of householders living alone than countywide. Nearly 38 percent of White Flint householders live alone, compared to less than 24 percent of householders, countywide. In White Flint, 65 percent of householders residing in high-rise units live alone and about half of householders in garden apartments living alone. The smaller, non-family households characterizing the area (particularly garden apartments) drive the average household size (2.11) well below the County's average (2.66).



- White Flint households living in high-rise units tend to stay in their units only half as long (two years) as households who live in high-rises countywide (four years). Otherwise, White Flint residents living in all other structure types tend to stay in their households the same length of time, as do households countywide.



# White Flint & Vicinity

Montgomery County, MD.

2005 Census Update Survey

Community Analysis Zones: 123, 125, 127, 131-134, 136, 137		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
P O P U L A T I O N	<b>Household Population</b>	8,275	3,035	4,975	2,435	18,720
	<b>% Female</b>	50.1%	48.6%	61.4%	61.6%	54.3%
	<b>Age Distribution:</b>					
	% 0-4 Years Old	6.4%	9.3%	2.9%	1.0%	5.3%
	% 5-17 Years Old	17.8%	15.7%	9.9%	3.0%	13.4%
	% 18-29 Years Old	11.8%	11.3%	19.9%	8.1%	13.4%
	% 30-44 Years Old	18.7%	21.0%	32.4%	21.2%	23.0%
	% 45-64 Years Old	24.2%	32.1%	22.9%	24.5%	25.2%
	% 65-74 Years Old	11.2%	8.1%	4.7%	10.9%	8.9%
	% Over 74 Years Old	9.9%	2.5%	7.2%	31.3%	10.7%
	<b>Average Age (years)</b>	40.9	37.3	39.8	58.3	42.3
	<b>Race:</b>					
	% White	79.0%	82.8%	84.2%	85.5%	81.8%
	% Black	5.4%	5.9%	7.7%	7.5%	6.3%
	% Asian or Pacific Islander	6.2%	10.4%	5.5%	5.6%	6.6%
	% Other	9.4%	0.9%	2.7%	1.4%	5.2%
	<b>Hispanic or Latino and Race</b> <sup>1</sup>					
	% Hispanic or Latino <sup>1</sup>	17.1%	23.1%	4.6%	7.5%	13.5%
	% Not Hispanic White	70.5%	59.7%	82.2%	78.0%	72.8%
	<b>Language Spoken at Home</b>					
L A B O R  F O R C E	Persons 5 Years and Older	7,745	2,750	4,830	2,410	17,735
	% Speak Language Other than English	37.2%	40.8%	20.2%	31.6%	32.3%
	% Speak English less than "Very Well"	9.8%	17.1%	8.6%	12.8%	11.1%
	<b>Educational Attainment:</b>					
	Persons 25 Years and Older	5,740	2,100	3,885	2,260	13,985
	% Less than High School Diploma	8.4%	1.1%	2.8%	7.2%	5.5%
	% High School Graduate	20.6%	17.0%	15.7%	23.1%	19.1%
	% Associate or Trade School	4.5%	5.2%	6.6%	3.9%	5.1%
	% Bachelor's Degree	27.9%	28.8%	21.1%	29.2%	26.4%
	% Grad, Professional or Doctoral	38.6%	47.9%	53.7%	36.6%	43.9%
	<b>Number of Employed Residents</b> <sup>2</sup>	4,090	1,640	3,285	1,175	10,190
	<b>% Females Who Are Employed</b> <sup>2</sup>	59.6%	59.7%	72.6%	41.3%	61.0%
	<b>Women with Children Under Age 6</b>	*	*	*	*	1,035
	% Employed <sup>2</sup>	*	*	*	*	48.6%
	<b>Work Location:</b>					
	% Montgomery County	63.1%	45.1%	41.4%	58.0%	52.4%
	% Prince George's County	5.6%	3.2%	6.4%	3.2%	5.2%
	% Elsewhere in Maryland	7.4%	1.6%	6.0%	2.4%	5.4%
	% Washington, D.C.	18.8%	38.1%	34.5%	26.9%	28.1%
	% Virginia	4.9%	10.9%	9.7%	9.5%	8.0%
	% Outside MD-VA-DC	0.3%	1.0%	2.0%		0.9%
	<b>Work Trip:</b>					
	% Driving	76.2%	68.4%	73.5%	68.5%	73.1%
	% Alone	74.7%	64.5%	73.5%	64.1%	71.4%
	% Carpool	1.5%	3.9%		4.4%	1.7%
	% Public Transit or Rail	13.5%	25.4%	22.6%	26.7%	20.0%
	% Walk/Bicycle/Other	1.5%	0.0%	3.2%	1.2%	1.8%
	% Work at Home	8.8%	6.2%	0.8%	3.6%	5.1%
	<b>Average Commuting Time to Work (minutes)</b>					
	Overall	29.9	29.8	29.6	28.2	29.6
	By Car	27.2	26.5	25.7	22.7	26.2
	By Public Transit	45.9	38.6	42.7	41.6	42.5

\* Insufficient data for reliable estimates.

<sup>1</sup> Those of Hispanic origin may be of any race.

<sup>2</sup> Ages 16 and older and employed full- or part-time.

Source: 2005 Census Update Survey; Research & Technology Center, Montgomery County Planning Dept., M-NCPPC August 2006.

**White Flint & Vicinity (continued)**  
**2005 Census Update Survey**

		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
H O U S I N G	<b>Households by Structure Type</b>	3,075	1,140	2,945	1,755	8,915
	<b>% Total Households by Structure Type</b>	34.5%	12.8%	33.0%	19.7%	100.0%
	<b>Average Household Size</b>	2.71	2.66	1.69	1.39	2.11
	<b>Tenure:</b>					
	% Rental	8.3%	16.7%	56.0%	61.4%	35.6%
	<b>Average Monthly Costs:</b>					
	Homeowner	\$1,728	\$2,165	\$1,230	\$1,624	\$1,679
	Renter	*	*	\$1,512	\$1,576	\$1,680
	<b>Residence in April 2000:</b>					
	% in Same Home	75.2%	46.4%	36.4%	35.6%	51.1%
	% Elsewhere in County	12.3%	23.8%	21.6%	25.8%	19.4%
	% Elsewhere in Maryland	5.6%	1.1%	2.8%	9.4%	4.8%
	% D.C or Northern Virginia	1.0%	8.0%	5.5%	5.2%	4.2%
	% Outside Metro Area	5.9%	20.7%	33.7%	24.1%	20.4%
	<b>Median Years in Same Home</b>	11	5	3	2	5
	<b>Average Age of Household Head</b>	55.1	50.8	46.2	60.7	52.7
	<b>% Households with Foreign Born Head or Spouse</b>	30.4%	41.5%	23.8%	27.9%	29.2%
	<b>% Households Speaking Spanish</b>	13.0%	21.5%	4.2%	10.5%	10.7%
	<b>Households by Type:</b>					
	% Family Households	81.2%	79.8%	44.9%	33.6%	59.8%
	% Married-Couple	71.2%	71.5%	30.5%	25.9%	48.9%
	% Single-Parent	7.8%	8.3%	7.3%	5.1%	7.2%
	% Nonfamily Households	18.8%	20.2%	55.1%	66.4%	40.2%
	% Householder Living Alone	16.9%	20.2%	50.5%	65.2%	37.9%
	<b>Persons in Households:</b>					
	% 1 Person	16.9%	20.2%	50.5%	65.2%	37.9%
	% 2 Persons	38.1%	39.3%	38.0%	30.8%	36.8%
	% 3 Persons	17.4%	14.0%	7.2%	4.0%	11.0%
	% 4 Persons	16.3%	10.4%	0.9%		7.3%
	% 5+ Persons	11.2%	16.1%	3.5%		7.1%
	<b>Average Number of Cars</b>	2.0	1.9	1.4	1.0	1.6
	<b>% of Households with Computers</b>	91.0%	96.6%	83.1%	73.0%	85.8%
	% of these visiting M-NCPPC website	29.2%	21.0%	18.6%	13.0%	22.0%
I N C O M E	<b>2004 Household Income Distribution:</b>					
	% Under \$15,000	2.2%		4.0%	7.0%	3.4%
	% \$15,000 to \$29,999	7.9%		3.7%	17.1%	7.1%
	% \$30,000 to \$49,999	13.1%	1.2%	20.1%	13.8%	14.1%
	% \$50,000 to \$69,999	11.3%	1.1%	17.2%	14.5%	12.6%
	% \$70,000 to \$99,999	12.7%	25.5%	20.0%	10.8%	16.5%
	% \$100,000 to \$149,999	26.5%	26.2%	26.1%	25.4%	26.1%
	% \$150,000 to \$199,999	11.7%	18.1%	6.8%	7.4%	10.0%
	% \$200,000+	14.6%	27.9%	2.2%	4.0%	10.2%
	<b>2004 Median Household Income</b>	\$104,600	\$137,000	\$79,080	\$57,660	\$95,040
	<b>% of Households Spending More Than 30% of Income on Housing Costs:</b>					
	% Homeowners	17.8%	14.8%	21.2%	23.1%	18.6%
	% Renters	*	*	29.4%	68.3%	40.0%

\* Insufficient data for reliable estimates.

Source: 2005 Census Update Survey; Research & Technology Center, Montgomery County Planning Dept., M-NCPPC August 2006.